



MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **1420 South Palmway**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 21-00100118:** Consideration of a Certificate of Appropriateness (COA) for partial window replacement for the property located at **1420 South Palmway**; PCN #38-43-44-27-01-077-0040. The subject property is a non-contributing resource to the South Palm Park Local Historic District and is located within the Single-Family Residential (SF-R) zoning district.

OWNER: Joseph Patton
1420 South Palmway
Lake Worth Beach, FL 33460

PROPERTY DEVELOPMENT HISTORY:

The structure located at 1420 South Palwmay was constructed in 1978. The original architectural drawings are included as **Attachment A**. The plans illustrate a one-story building of masonry construction, smooth stucco exterior finish, and a white cement shingle tile roof. The fenestration consists of awning windows, solid doors, and jalousie doors. The plans show the awning windows in single, paired, and triplet configurations with 2, 3, and 4-light patterns, depending on the height of the window. As depicted in the current photos included as **Attachment B**, the windows on the front façade were installed as “colonial-style” awnings with 12 and 6-light patterns.

City permit records indicate the structure has had alterations over time, including roof replacement with asphalt shingles, window and door replacement, installation of hurricane shutters, new fencing, and air-conditioning upgrades.

PROJECT DESCRIPTION:

The property owner, Joseph Patton, is requesting a COA for partial window replacement. The subject property has primary frontage on South Palmway and rear frontage on South Lakeside Drive, and is located between 14th Avenue South and 15th Avenue South. The parcel is located within the Single-Family Residential (SF-R) zoning district and has a Future Land Use (FLU) designation of Single-Family Residential (SFR).

If approved, the subject application would allow the replacement of the two (2) existing windows on the front façade with new PGT aluminum impact horizontal roller windows with clear glass. The Certificate of Appropriateness application and supporting documentation is included in this report as **Attachment C**.

The application will require the following approval:

1. **COA** for partial window replacement.

BACKGROUND:

On April 4, 2021, Historic Preservation staff received building permit application #21-1310 for window and door replacement for the structure. Staff reviewed the application and disapproved the request on January 16, 2021, as the openings on the front façade were not in compliance with historic preservation requirements. As a non-contributing resource, a COA is only required for alterations visible from the street. On April 23, 2021 staff approved COA #21-00100122 for front door replacement only, as the two window openings on the front façade were removed from the scope of work. The property owner, Mr. Patton, indicated he would pursue HRPB review for the two (2) window openings on the front façade.

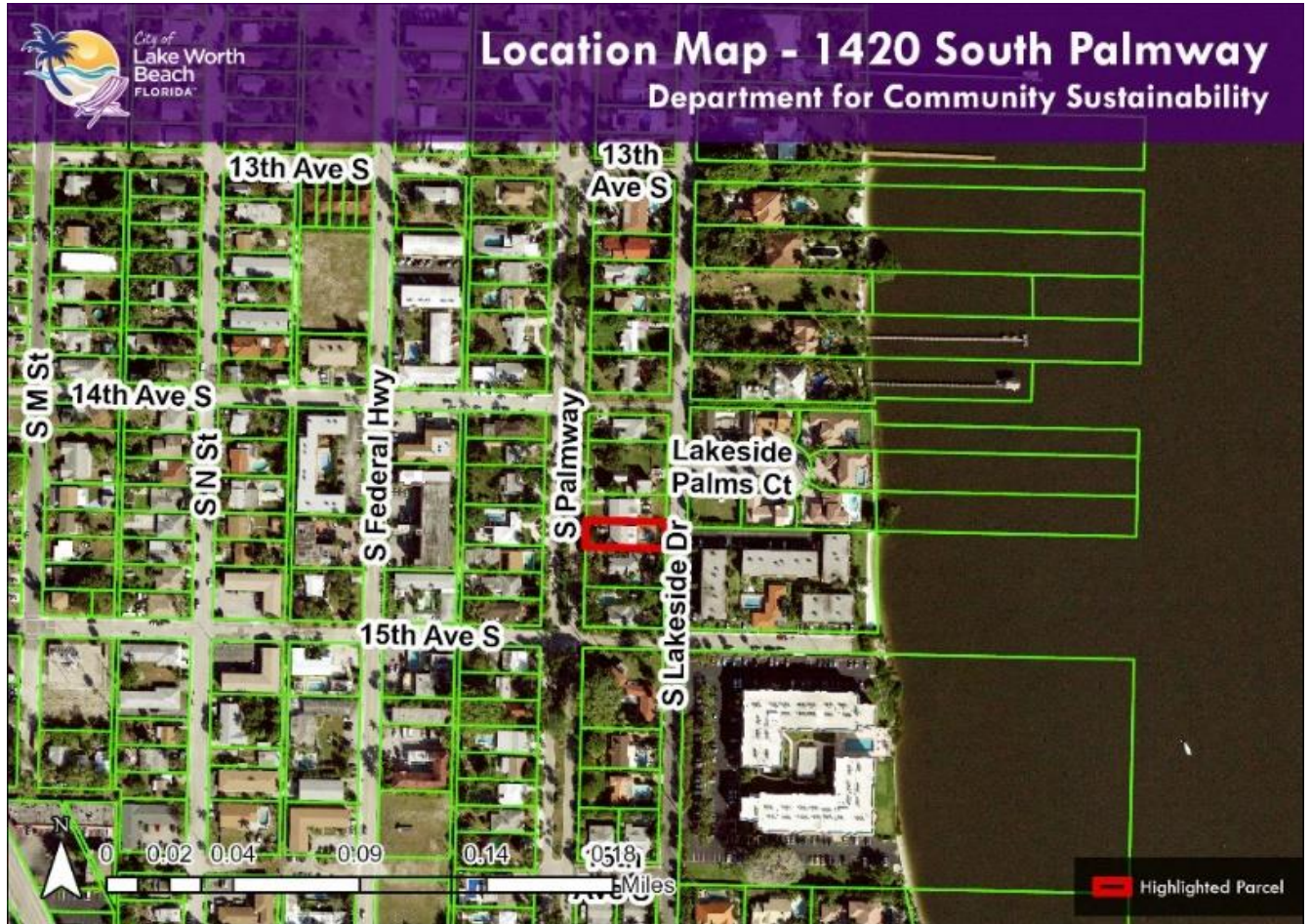
STAFF RECOMMENDATION:

Staff recommends approval of the application with conditions that alter the appearance of the proposed replacement windows for the front façade to satisfy historic preservation requirements. Staff has included two (2) compatible window replacement options identified on pages 4 and 5 of this report.

PROPERTY DESCRIPTION:

Owner	Joseph Patton
General Location	Double frontage on South Palmway and South Lakeside Drive, between 14 th Avenue South and 15 th Avenue South
PCN	38-43-44-27-01-077-0040
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SF-R)

Location Map:



Consistency with the Comprehensive Plan

The project, as conditioned, is consistent with Policy 1.1.2.3 of the Comprehensive Plan, which intends to preserve single-family housing within the existing residential and historic neighborhoods. Window replacement with impact products provides protection for structures and prolongs their continued use as a single-family residence.

HISTORIC PRESERVATION ANALYSIS:

Historic Preservation Design Guidelines

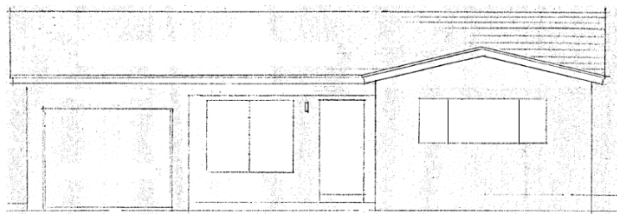
The City's Historic Preservation Design Guidelines provide a guide for compatible window replacement for historic structures within the historic districts. Windows are amongst the most important character-defining architectural features, but they are also one of the most commonly replaced features of a building. Replacement products for historic structures should match the original features in design, color, texture, and other visual qualities and, where possible, materials.

Pages 198 to 201 of the City’s Historic Preservation Design Guidelines, included as **Attachment D**, provide a guide for replacement of original windows. Examples are provided of *most successful*, *successful*, and *unsuccessful* replacement. The description below will detail the applicant’s proposed windows and staff’s recommendation for *most successful* replacement in compliance with the Historic Preservation Design Guidelines.



Existing Windows

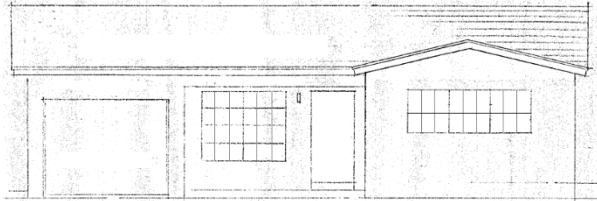
The existing two openings on the front façade feature a pair (left opening) and a triplet (right opening) of “colonial awning” windows. These windows are typical horizontal pane awning windows which utilized vertical muntins to create the appearance of divided-light windows. They were utilized on more traditionally inspired mid-century buildings through the 1970’s, when awning windows began to fall out of favor with residential builders. They marked an important transition in American design as the modernist approach of the 1950’s and 1960’s segued into to renewed interest in Colonial Revival residential architecture and classical detailing and proportions.



Proposed

The current request is for an XO horizontal roller for the window on the left, and an XOX (quarter – half – quarter configuration) horizontal roller for the window on the right. The proposed configurations are full-view, and do not attempt to replicate the windows being removed, or a compatible alternative for the structure’s architectural style.

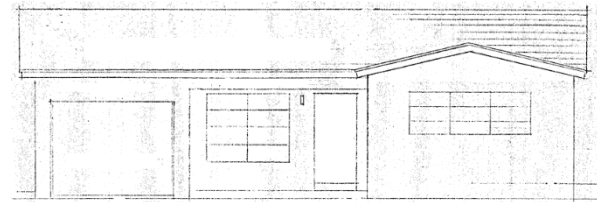
Design Guidelines Compliant Replacement Options



Option A

Option A: Replicating the existing colonial awning windows

To replicate the appearance of the existing colonial awning windows, staff is recommending an XO (50/50) horizontal roller window with 12 lights per sash for the window on the left, and an XOX (equal thirds configuration) on the right with 6 lights per sash. This option replicates all of the horizontal and vertical divisions of the existing windows.



Option B

Option B: Replicating awning windows

As a compatible alternative, the applicant could utilize the same window types as Option A (50/50 horizontal roller on the left and an equal thirds roller on the right) with a more typical awning window light configuration with horizontal panes as depicted in the original plans.

Review

The staff recommended partial window replacement (Option A or B) could be approved administratively at permitting as they are Design Guidelines compliant. The partial window replacement, as proposed, could not be approved administratively as the window configuration and full-view appearance do not replicate the existing windows or an architecturally compatible window type. A full-view horizontal slider (OX or XO) does not replicate the appearance of a pair of awning windows. In addition, a horizontal slider (XOX quarter-half-quarter configuration) does not replicate a triplet of equal-sized awning windows.

COA

For noncontributing structures in historic districts, alterations that are visible from a public street require a COA to ensure that the proposed design and materials are compatible with the district as a whole and to maintain an overall integrity of architectural style for the building. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant submitted a justification statement included as **Attachment E**.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions. Noncontributing structures:*

A. Is this a change to the primary façade?

Staff Analysis: Yes, the proposed partial window replacement impacts the primary façade on South Palmway.

B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Staff Analysis: The subject property is classified as noncontributing and was constructed in 1978, which falls outside the South Palm Park Local Historic District's period of significance (1913 to 1951). The Historic Preservation Ordinance indicates in Section 23.5-4(e)(B) that changes to noncontributing buildings and structures shall be reviewed to ensure compatibility with neighboring properties within the historic district in order to protect the overall character and integrity of the district. Staff will defer cases to the HRPB where requested alterations present a conflict with the Design Guidelines to ensure that the character and integrity of the historic districts remains intact.

PUBLIC COMMENT:

Staff has not received public comment for this item.

CONCLUSION:

Staff recommends approval of the application with conditions that alter the appearance of the proposed replacement windows for the front façade to satisfy historic preservation requirements. Staff recommends Option A to replicate the existing colonial awning windows or Option B to replicate the awnings windows depicted in the original architectural drawings, as identified on pages 4 and 5 of this report.

Conditions of Approval

1. The windows shall utilize a clear-anodized or white finish.
2. The windows shall be installed recessed in the jambs and not installed flush with the exterior face of the wall.
3. All divided-light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
4. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of

glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.

5. The windows shall utilize a configuration and design in accordance with option A which replicates the existing colonial awnings or option B which replicates the awnings windows depicted in the original architectural drawings.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 21-00100118, with staff recommended conditions, for a COA for partial window replacement for the property located at **1420 South Palmway**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100118 for a COA for partial window replacement for the property located at **1420 Palmway**, because the applicant has not established by competent substantial evidence that the application is compliant with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. COA Application and Supporting Documents
- D. Historic Preservation Design Guidelines – Window Replacement
- E. Applicant Justification Statement